



GRASSROOTS
REALTY GROUP

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113 Mt Lorette Place SE
Calgary, Alberta

MLS # A2324641



\$565,000

Division:	McKenzie Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,052 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator, Electric Range, Range hood in basement

OPEN HOUSE SATURDAY July 18th, from 11AM-1PM. LAKE ACCESS | NO POLY-B | ILLEGAL SUITE | NEWLY BUILT DOUBLE GARAGE | EXTENSIVE STAMPED CONCRETE | QUIET CUL-DE-SAC Tucked away on a quiet cul-de-sac in the sought-after lake community of McKenzie Lake, this well-kept bi-level offers a rare combination of family comfort, important updates, and flexible living space. With private lake access, no Poly-B plumbing, a newly built double-detached garage, extensive stamped concrete, and an illegal suite with a City building permit in place, the home features modern updates that enhance durability and convenience, giving buyers peace of mind about their investment. From the street, the home makes a warm first impression with charming curb appeal, thoughtful landscaping, and a welcoming front entry. Inside, the main level features an open-concept layout where the kitchen, dining area, and living room connect naturally for everyday living. Three bedrooms and a full bathroom complete the main level, while a convenient side entrance provides direct access to the backyard. The fully developed lower level offers excellent flexibility, with a large living area, a second kitchen, a bedroom, a full bathroom, and its own laundry area. The main level also features its own laundry, making the layout practical for extended family, older children, guests, or other possibilities. Outside, the property is designed for low-maintenance living. Extensive stamped concrete on all four sides of the home creates clean, usable outdoor space for relaxing, entertaining, planters, patio furniture, or summer evenings with family and friends. With this low-maintenance outdoor space, you can spend more time enjoying the space and less time maintaining it. The newly built double detached garage adds even more function, complete with its own electrical

sub-panel and EV charging capability. Families will appreciate the children's park with swings and play equipment directly behind the home, as well as nearby schools, shopping, pathways, and everyday amenities. In this part of McKenzie Lake, you'll also enjoy lake access with year-round recreation including the beach, swimming, fishing, boating, skating, tennis, pickleball, playgrounds, and community events, making it ideal for active families and investors seeking a vibrant community. Move-in ready with meaningful updates already completed, this home offers comfort today, flexibility for the future, and access to one of Calgary's most loved lake communities.